



95 Ingram Close
Larkfield, Aylesford
ME20 7GR

Offers in Excess of £175,000

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Description

A fantastic opportunity to acquire this stunning second-floor apartment, complete with a Juliet balcony. Benefiting from a south-westerly aspect to all windows, the property is beautifully bright and filled with natural light, creating a wonderfully airy feel throughout. Lovingly redecorated by the current owner, the apartment is presented in immaculate, turnkey condition—ready for immediate occupation and enjoyment.

The accommodation comprises an entrance hall, spacious living room, separate kitchen, contemporary bathroom, and a double bedroom, further enhanced by a large walk-in wardrobe. Externally, the property benefits from one allocated parking space, along with ample visitor parking. Set within an attractive development surrounded by greenery and within easy walking distance of Leybourne Lakes, this home offers both convenience and lifestyle appeal.

Viewing is highly recommended.

Agents note: There are 154 years left on the lease, annual service charge of approximately £1,603.16 and annual ground rent of £393.97.

Location

Larkfield is ideally situated between Junctions 4 and 5 of the M20, providing excellent access to London, the Channel Ports, and onward connections to the M26 and M25. The area benefits from a well-regarded leisure centre offering a swimming pool and a range of sporting facilities. A variety of local amenities are close at hand, including schools and supermarkets, with a Tesco Extra conveniently located within walking distance. The nearby Leybourne Lakes Country Park offers attractive open spaces and scenic walks. For commuters, East and West Malling mainline stations are both a short drive away, providing regular services to London, while New Hythe station is approximately a 10-minute walk, offering connections to Strood, Maidstone, and Tonbridge. The charming historic town of West Malling, located around two miles away, is renowned for its picturesque High Street and excellent selection of gastro pubs and restaurants.

Council Tax Band

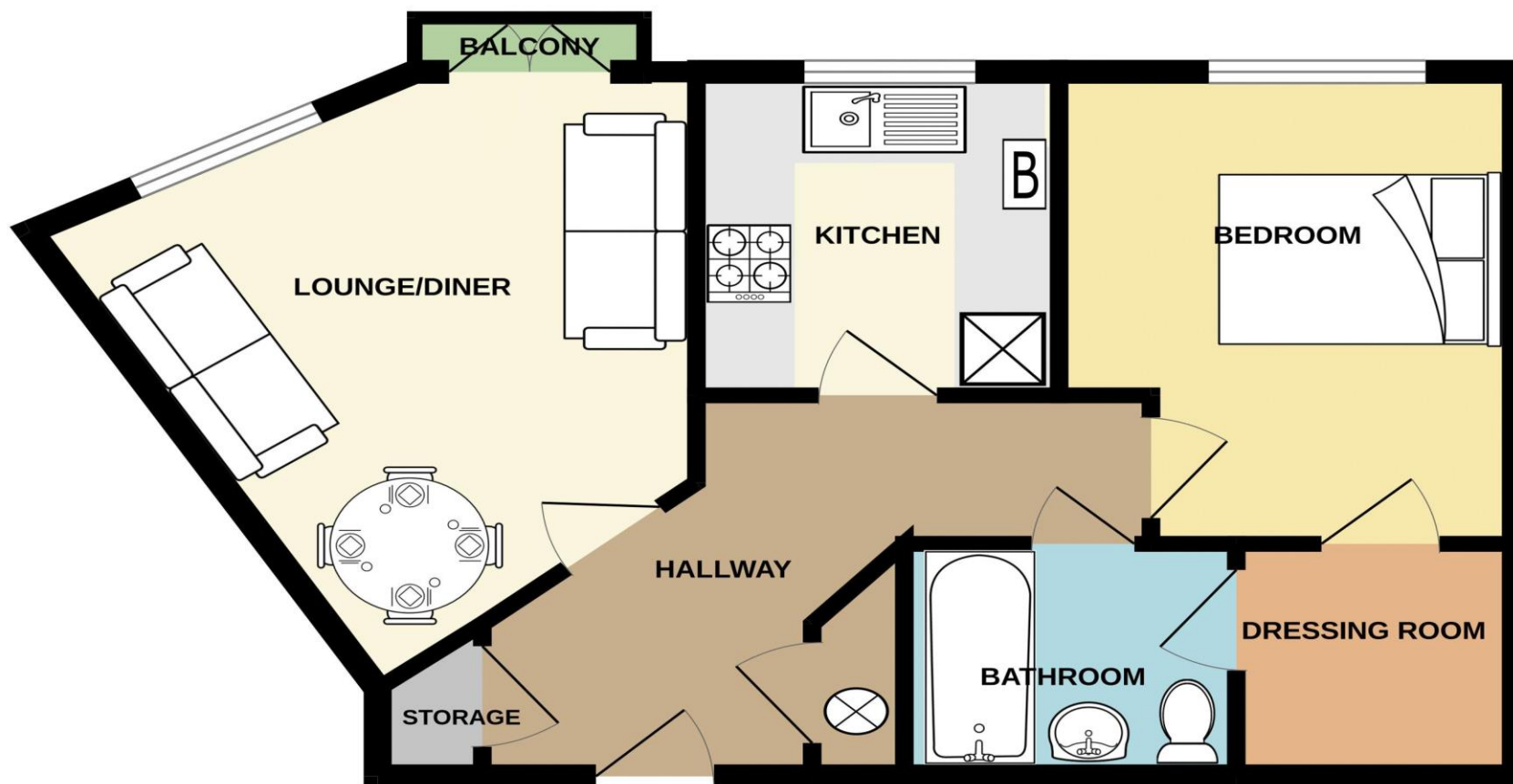
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VIEWINGS STRICTLY BY APPOINTMENT

Agents Note: All Properties for sale have a property information questionnaire completed by the vendors, which is available upon request.



GROUND FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 475 sq.ft. (44.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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ON THE GROUND FLOOR

COMMUNAL ENTRANCE FOYER

Accessed via a secure entryphone system, with communal post boxes and a staircase leading to the upper floors.

ON THE SECOND FLOOR

APARTMENT 95

ENTRANCE HALL

Wood-effect entrance door with chrome fittings and door viewer. Wood-effect laminate flooring. Two storage cupboards, one housing the consumer unit. Radiator and secure entryphone system.

LIVING ROOM 15' 6" x 14' 10" (*maximum*) (4.72m x 4.52m)

Double casement doors opening to a Juliet balcony, flanked by side panel windows and an additional window, all enjoying a south-westerly aspect and flooding the room with natural light. Continuous wood-effect laminate flooring and two radiators.

KITCHEN 8' 0" x 7' 8" (2.44m x 2.34m)

A comprehensive range of wall and base units featuring wood-effect door and drawer fronts, complemented by coordinating work surfaces. Stainless steel sink with mixer tap and drainer, positioned beneath a window enjoying a south-westerly aspect. Integrated appliances include a dishwasher, washing machine, and fridge freezer,

along with a Hotpoint oven and four-burner gas hob with extractor hood above. Further benefits include tiled splashbacks, low-voltage recessed lighting, ceramic tiled flooring, and an extractor fan. A cupboard houses the Glow-Worm combination boiler (installed in 2023 and serviced annually), providing domestic hot water and central heating throughout.

BEDROOM 1 11' 9" x 9' 8" (3.58m x 2.94m)

Window enjoying a south-westerly aspect, radiator, and door leading to:

DRESSING ROOM 6' 8" x 5' 7" (2.03m x 1.70m)

A superb additional feature, this generous dressing room/walk-in wardrobe enhances the bedroom, offering ample storage along with lighting and a radiator.

BATHROOM

Fitted with a contemporary white suite complemented by chrome fittings, comprising a low-level WC with concealed cistern, wash hand basin with mixer tap and storage cupboards beneath, and a panelled bath with shower over and glass screen. Additional features include a large wall-mounted mirror, chrome heated towel rail, extractor fan, shaver point, and tiled splashbacks.

OUTSIDE

The property benefits from one allocated parking space, along with access to a communal bin store and additional visitor parking. The development is set within attractively maintained communal grounds, featuring an abundance of greenery and several small play areas for children.

Directions

From junction 5 on the M20, exit at the Coldharbour roundabout, take the second exit onto the London Road, A20, following signs to Larkfield. Passing through traffic lights at Hermitage Lane, continuing along A20 for approximately one mile, turning right at the second set of traffic lights into New Hythe Lane, continue for some distance, passing the leisure centre on your left hand side, at the following roundabout take the 3rd exit onto Bellingham Way, take the first left into Aberly Drive, continue straight at the mini roundabout continuing along Aberly Drive for a short distance, turn left into Ingram Close, at the roundabout take the 2nd exit and then take the first left.



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